

031.0

0003

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

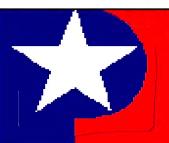
963,700 / 963,700

USE VALUE:

963,700 / 963,700

ASSESSED:

963,700 / 963,700



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
21		ALLEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HALLORAN ANNA D ETAL/TRUSTEES

Owner 2: DICECCA FAMILY IRREVOCABLE TR

Owner 3:

Street 1: 11 PATHWOODS AVE

Street 2:

Twn/City: BURLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 01803 Type:

PREVIOUS OWNER

Owner 1: HALLORAN ANNA/TRUSTEE -

Owner 2: 21 ALLEN ST TRUST -

Street 1: 21 ALLEN STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2647 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			OF=SINK IN BMT.											
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix: 2	Rating: Fair														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid Desc: Line 1 # Units: 2											
Color: YELLOW				A Kits:	Rating:														
View / Desir:				Fpl: 2	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1922	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G4		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		2	5	2							
Sec Int Wall:		%		Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors:		%		Total:	26.4 %			Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 170.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.08388424				General:											
Electric: 3 - Typical				Const Adj.: 0.98000199				Totals	2	10	4								
Insulation: 2 - Typical				Adj \$ / SQ: 180.575															
Int vs Ext: S				Other Features: 132600															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 5 - Steam				NBHD Inf: 1.00000000															
# Heat Sys: 2				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 684562															
% Com Wall		% Sprinkled:		Depreciation: 180724				Juris. Factor: 1.00	1.00	Before Depr: 180.58									
				Depreciated Total: 503838				Special Features: 0	0	Val/Su Net: 114.37									
								Final Total: 503800	503800	Val/Su SzAd: 208.18									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 031.0-0003-0004.0										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		AssessPro Patriot Properties, Inc
3	Garage	D	Y	120X20	A	AV	1922		21.25	T	40	104			5,100		5,100		
More: N				Total Yard Items: 5,100				Total Special Features:				Total: 5,100							